

New Brighton | MN 55112
500-550 Main Street



For Lease



PROPERTY HIGHLIGHTS

- 36,632 SF two-story, multi-tenant, class A office building
- Built in 2001
- 100 parking stalls
- Redundant fiber available in building
- Monument signage available
- Underground parking
- Campus style setting
- Conference room
- Easy access to I35W via County Road E2

	1 Mile	3 Mile	5 Mile
Population	7,189	77,999	213,879
Median HH Income	\$62,956	\$66,393	\$63,146
Average HH Income	\$87,101	\$91,926	\$87,555



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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AVAILABLE FOR LEASE

SUITE 110:

10,065 rentable square feet

NET LEASING RATES

\$13.50 PSF for Office

2025 ESTIMATED TAX AND CAM

\$3.10 PSF for Tax

\$8.82 PSF for CAM

\$11.92 TOTAL PSF

Suite	Total SF	Net Office PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
110	10,065	\$13.50	\$11,323	\$11.92	\$9,998	\$21,321
290	1,897	\$13.50	\$2,134	\$11.92	\$1,884	\$4,018

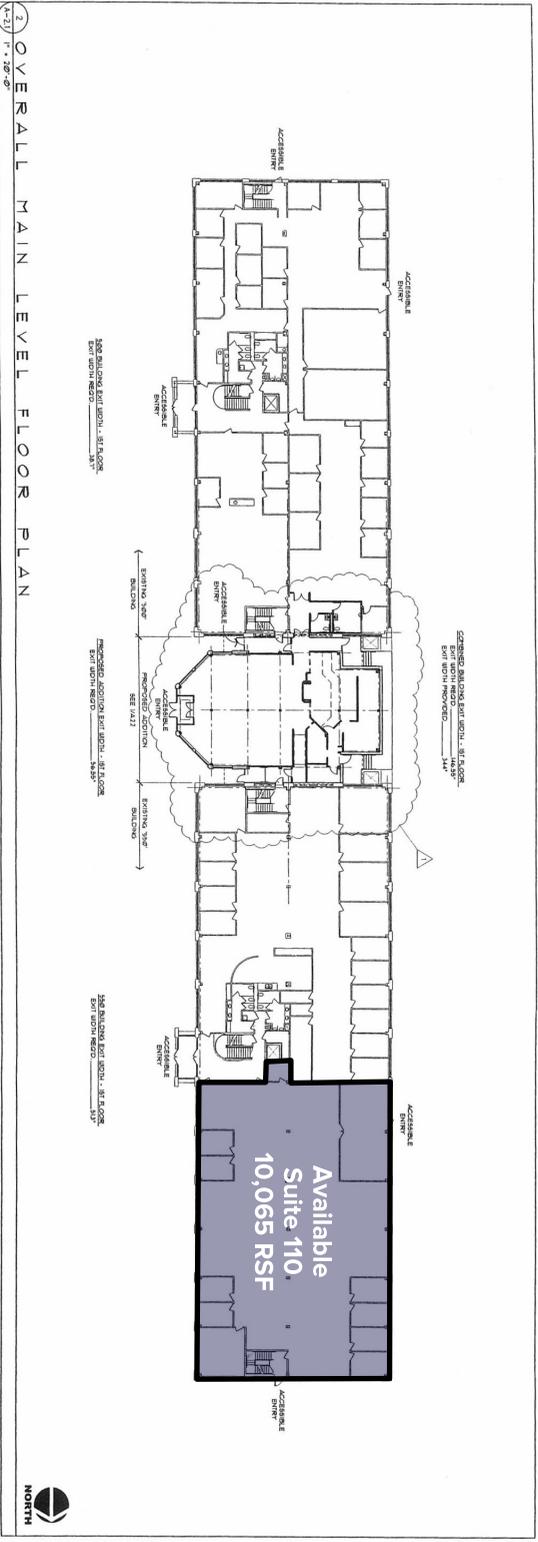
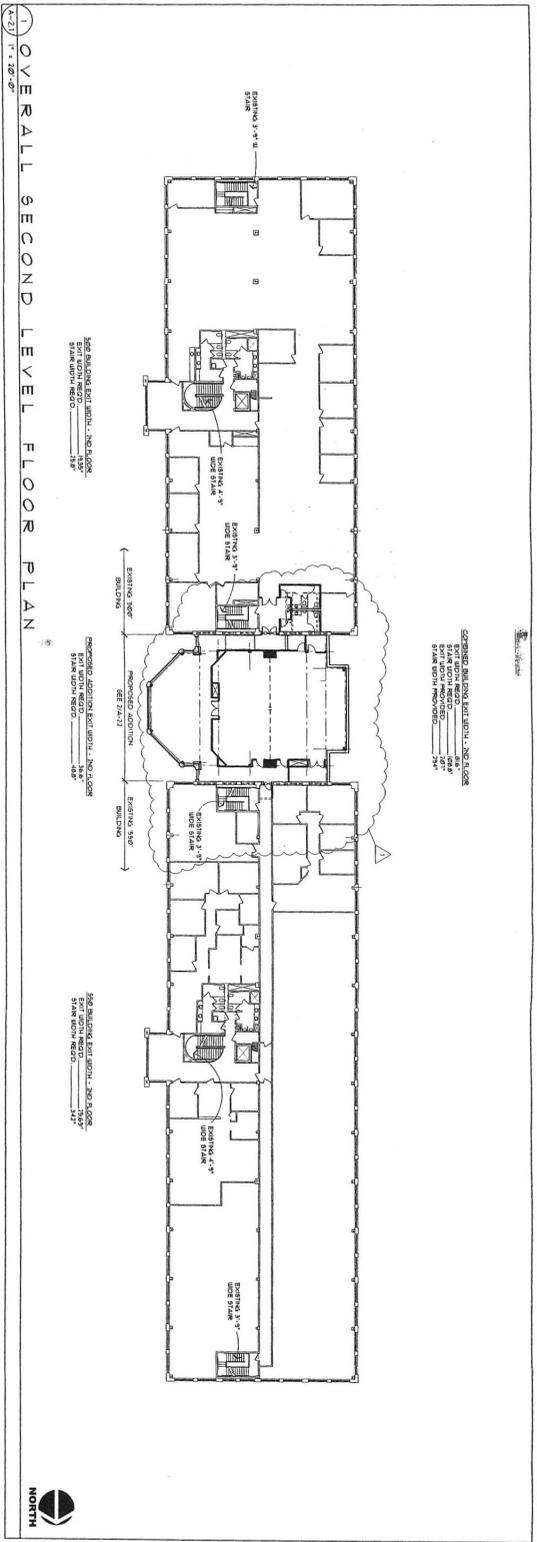
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BUILDING SHELL CONSTRUCTION SET

CU COMPANIES
 500-550 MAIN STREET
 NEW BRIGHTON, MINNESOTA 55112

finn daniels ARCHITECTS
 2145 Ford Parkway, Suite 201
 Saint Paul, Minnesota 55118
 651.980.5525 Fax 650.5545
 www.finn-daniels.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the state of MINNESOTA.
 Mark C. Zimmerman
 Title: Architect
 Registration Number: 14230 Date: 11/6/03

Project No.: 02584
 Date: 11/6/03
 Drawn By: SMV/MCZ
 Checked By: SMV/MCZ
 Revision: 11/17/03
 Scale: 1/8" = 0"
 Date: 11/17/03

Overall Bldg. Floor Plans
A-2.1

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